

24. 2006SP-122G-12

Clover Glen

Map 182-00, Parcels 065, 066, 096

Subarea 12 (2004)

District 31 - Parker Toler

A request to change from AR2a to SP zoning to permit 292 residential units on properties located at 13545, 13555, and 13563 Old Hickory Boulevard, approximately 1,400 feet west of Cane Ridge Road (83.51 acres), requested by Lose & Associates, applicant, and David Smith and Sally Smith, owners.

Staff Recommendation: Approve with conditions

APPLICANT REQUEST - A request to change approximately 83.51 acres from agricultural and residential zoning (AR2a) to Specific Plan (SP) zoning to permit 292 residential units. The property is located at 13545, 13555, and 13563 Old Hickory Boulevard, approximately 1,400 feet west of Cane Ridge Road.

Existing Zoning

AR2a district - Agricultural/residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres

Proposed Zoning

SP district - Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined for the specific development and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

SOUTHEAST COMMUNITY PLAN

Structure Plan Category

Neighborhood General (NG) - NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An accompanying Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Policy Conflict? - No. The proposed SP plan, which is detailed below, proposes a mixture of housing types that are arranged in a way that is consistent with the intent of the Neighborhood General Policy.

PLAN DETAILS

Lots/Density - The site plan calls for a mixture of housing types with a total of 292 units on approximately 85 acres, and an overall density of approximately 3.4 units per acre. Housing types specified on the plan are 122 Village Home Lots, 93 Villa Home Lots, 33 Manor Home Lots, and 44 townhomes.

Access - The proposed development will be accessed off of Old Hickory Boulevard. Lots and townhomes will be accessed from new streets and alleys. All the townhomes and Village Home lots will be accessed

from the rear by alleys, and the Villa and Manor Home lots will be accessed from the front by new public streets.

Connectivity - The proposed plan provides adequate automobile and pedestrian connectivity within the development by utilizing a modified grid network of streets that include sidewalks, some bike lanes, and pedestrian paths through some of the interior open spaces. A total of six stub streets are proposed, and will allow for adequate connectivity to adjacent properties. Three stubs are proposed to the west, two to the south, and one to the east.

Environmental/Open Space - For the most part the existing property is more than suitable for development as it does not contain numerous environmental constraints. The property does contain several sink holes, which have been located out of lots. While none of the proposed lots will contain sink holes, some streets will be over sink holes. Prior to the final development plan being approved, the State, as well as Public Works will have to approve any work to alter sink holes. If approvals can not be obtained, then the layout must be modified to remove all streets from within any sink hole boundaries.

There are three lots identified as critical due to slopes greater than twenty percent. While staff generally discouraging lots with slopes greater than twenty percent, the presence of slopes greater than twenty percent on these three lots is negligible.

A small unnamed stream crosses a portion of the property, which will be crossed by a road. Prior to the final development plan being approved, the proposed crossing must be approved by the Stormwater Management Committee. If approvals can not be obtained, then the layout must be modified.

Approximately 30 (35%) acres of open space is proposed, with approximately 11 acres of active open space, and 19 acres of inactive open space. The active open space is distributed throughout the proposed development as central greens, pocket parks, and neighborhood parks, which will provide local residents as well as area residents new outdoor recreational opportunities. Passive open space includes areas with steep slopes, and perimeter open space.

Landscape/Buffer Yards - As proposed street trees will be planted along all public streets at 50 foot intervals. Landscaping is also proposed along Old Hickory Boulevard. While no specific buffer yard is required with SP districts, the plan calls for a minimum of 50 feet of open space along perimeter lots.

Phasing - As proposed development will be developed in four separate phases.

Bulk Standards

Setbacks

	Front	Side/Between	Rear
Village			
Homes	15'	4'/8'	20'
Villa Homes	20'	4'/8'	25'
Manor Homes	20'	5'/10'	25'
Townhomes	10'	8'/8'	20'

Floor Area Ratios

	Max Home Size	Minimum Lot Size	FAR
Village Homes	2536 SF	5,000 SF	0.51
Villa Homes	2651 SF	6,000 SF	0.44
Manor Home	2,651 SF	9,000 SF	0.29
Townhomes A	1,750 SF	2,673 SF	0.65
Townhomes B	1,216 SF	1,793 SF	0.68

Housing Types - The plan specifies different products for each kind of lot. The plan also specifies that the

fronts of all structures be clad in brick or other masonry product, and that vinyl can only be used on the rear and for accent. It further stipulates that any vinyl other than what is used for accents be visible from Old Hickory Boulevard, or any internal public street.

Infrastructure Deficiency Area - This request is located in the Infrastructure Deficiency Area (IDA), and requires that improvements be made to roadway within the IDA. The applicant will be required to improve approximately 2,465 liner feet of roadway within the IDA. Roadway to be improved will be determined by Public Works' staff.

Staff Recommendation - Since this request is consistent with the areas Neighborhood General policy staff recommends that the request be approved with conditions.

PUBLIC WORKS RECOMMENDATION - Approve as noted:

1. Public Works' design standards, including cross-sections, geometry, and off-site improvements, shall be met prior to approval of roadway or site construction plans. Final design and improvements may vary based on field conditions.
2. Within residential developments all utilities are to be underground. The utility providing the service is to approve the design and construction. The developer is to coordinate the location of all underground utilities. Conduit for street lighting is required in the GSD.
3. Construct 1/2 of collector roadway section (ST-253) along property frontage at Old Hickory Boulevard, consistent with the approved major street / collector plan.

Per the recommendations of the TIS:

1. Construct a southbound right turn lane on Old Hickory Blvd. at the intersection of Old Hickory Boulevard and Burkitt Road with 100 ft of storage and transitions per AASHTO/MUTCD standards.
2. Construct a westbound left turn lane on Old Hickory Blvd. at the project access with 75 ft of storage and transitions per AASHTO/MUTCD standards.
3. Construct the project access at Old Hickory Blvd. with one entering and two exiting lanes (LT and RT) each with 100 ft of storage and transitions per AASHTO/MUTCD standards.

Typical Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Density	Total Number of	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	83.51	0.5	42	469	39	50

Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	Density	Total Number of	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	83.51	n/a	248	2,398	184	243

Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	Density	Total Number of	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhome (230)	83.51	n/a	44	320	27	31

Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use	Acres	--		Daily Trips	AM Peak	PM Peak
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(ITE Code)				(weekday)	Hour	Hour
--			+250	2,249	172	224

STORMWATER RECOMMENDATION - Approved Except As Noted

1. A variance will be required for the stream crossing.
2. A Class V injection well permit will be required for sinkhole alterations.

METRO SCHOOL BOARD REPORT

Projected student generation* 37 Elementary 26 Middle 25 High

Schools Over/Under Capacity - Students would attend Maxwell Elementary School, Antioch Middle School, and Antioch High School. All three schools have been identified as over capacity, but there is capacity in the adjacent Glencliff cluster. This information is based upon data from the school board last updated January 2006.

CONDITIONS

1. Prior to the final development plan being approved, the State Department of Environment and Conservation, as well as Water Services will have to approve any work to alter sinkholes. If approvals can not be obtained, then the layout must be modified to remove all streets from within sinkhole boundaries.
2. Lots may not contain slopes of 20% or greater. Any lot that is found to have slopes of 20% or greater must be put in open space. If at review of the final development plan planning staff determines that only a small portion of any lot contains slopes of 20% or greater this condition may be waved.
3. Prior to the final development plan being approved, the proposed crossing must be approved by the Stormwater Management Committee. If approvals can not be obtained, then the layout must be modified.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission approval, the standard Zoning Code requirements of the RM6 district shall apply.
5. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
6. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Section of the Metropolitan Department of Public Works for all improvements in public right of way.
7. All signage must be approved by the Planning Commission prior to final Specific Plan approval.
8. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
9. Prior to the filing of any additional development applications for this property, the applicant shall provide the Planning Department with a final corrected copy of the SP plan for filing and recording with the Davidson County Register of Deeds.

Mr. Swaggart presented and stated that staff is recommending approval with conditions.

Mr. Bill Griffith, 1364 Old Hickory Blvd., spoke in opposition of the proposal.

Mr. Jon Milstead, Lose & Associates, spoke in favor of the proposal.

Ms. Sally Smith, owner, spoke in favor of the proposal.

Mr. Loring acknowledged the work put into the plan and mentioned that the SP zoning would assist with the growth in this area.

Mr. Loring moved and Mr. Ponder seconded the motion, which passed unanimously, to approve with conditions Zone Change 2006SP-122G-13. **(7-0)**

Mr. McLean complimented the staff for their efforts on this proposal.

Resolution No. RS2006-242

“BE IT RESOLVED by The Metropolitan Planning Commission that 2006Z-122G-12 is **APPROVED WITH CONDITIONS. (7-0)**

Conditions of Approval:

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9. Prior to the filing of any additional development applications for this property, the applicant shall provide the Planning Department with a final corrected copy of the SP plan for filing and recording with the Davidson County Register of Deeds.

The proposed SP district is consistent with the Southeast Community Plan's Neighborhood General policy, which is intended for a variety of residential development types that are carefully arranged, not randomly located."